

**Residential Proposal
New and Modified Zones**

Zone	Additional Characteristics	Density (du/ac)	Minimum Lot Area (sq.ft.)	Maximum Height (ft.)	Commercial Allowed	FAR	Land Use Designation
RT Zones	Provide for attached, single-dwelling unit residential <i>development</i> on small <i>lots</i> with <i>alley</i> access. These zones provide for more urbanized, single-unit living at densities typical of multiple-unit zones. Provide transition opportunities between single-unit neighborhoods and higher <i>density</i> multiple-unit neighborhoods and may replace multiple-unit zones at similar densities. Intended to be applied on subdivided blocks with <i>alleys</i> that are within or close to highly urbanized areas, <i>transit areas</i> , and redevelopment areas						
RT-1-5	Min. lot width of 18 feet	29	1,500	35 ¹	---	1.20/1.60 (1&2 sty/3sty)	Residential - Medium
RM Zones	Provide for <i>multiple dwelling unit development</i> at varying densities. The RM zones individually accommodate <i>developments</i> with similar densities and characteristics. Each of the RM zones is intended to establish <i>development</i> criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.						
RM-2-5	Multiple dwelling units	29	6,000	40	---	1.35	Residential Medium
RM-3-7	Medium density multiple dwelling units with limited commercial	44	7,000	40	Yes ²	1.80	Residential High
RM-3-8		55		50		2.25	
RM-3-9		73		60		2.70	
RM-4-10	Urbanized, high density multiple dwelling units, with limited commercial	109		---		3.60	
RM-4-11		218		---		7.20	
RM-5-12	Visitor accommodations or medium density Multiple Dwelling units	44	10,000	---		1.80	

¹ Thirty-five feet is based on raised floor in 3-story structure. Height lessens with slab floor and with two story structure.

² Current regulations - only in mixed-use development of 25 du or more; ground floor only; and a maximum of 25% of the GFA of the ground floor. Provide a footnote in the Land Development Code table to refer to a new section that **specific to Barrio Logan** that allows

- Commercial on 100% of ground floor,
- On ground floor only, and
- Does not have a unit threshold prior to commercial development.

**Commercial Proposal
New and Modified Zones**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	GP Land Use Designation
CN Zones	Provide residential areas access to a limited number of convenient retail and personal service uses. Intended to provide areas for smaller scale, lower intensity <i>developments</i> that are consistent with the character of the surrounding residential areas. May include residential <i>development</i> . CN zones will be primarily located along local and selected collector <i>streets</i> .						
CN-1-4	<i>Development</i> with a pedestrian orientation	44	5,000 (max. 10 ac)	60	1.0/2.2	Yes	Neighborhood Commercial
CO Zones	Provide areas for employment uses with limited, complementary retail uses and may or may not allow residential <i>development</i> . Apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.						
CO-2-1	Office uses with a neighborhood scale and orientation with no residential use	---	5,000	45	0.75	---	Office Commercial
CO-2-2	Office uses with a neighborhood scale and orientation with no residential use	---	5,000	60	1.5	---	
CC Zones	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i> . Some CC zones allow residential <i>development</i> . Primarily located along collector <i>streets</i> , major <i>streets</i> , and public transportation lines.						
CC-3-6	<i>Development</i> with a pedestrian orientation with a high residential density. Allows a mix of pedestrian-oriented, community-serving uses and residential uses	44	2,500	45	2.0	Yes	Community Commercial – Residential Permitted
CC-4-6	<i>Development</i> with a pedestrian orientation with a high residential density. Allows heavy commercial uses and residential uses.		2,500	45	2.0		

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	GP Land Use Designation
CC-5-6	<i>Development</i> with a pedestrian orientation with a high residential density. Allows a mix of heavy commercial and limited industrial uses and residential uses		2,500	45	2.0		

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